

CITY PLAN COMMISSION DOCKET

Tuesday, August 4, 2015

26th Floor, Council Chamber

Members

Babette Macy, Chair	Enrique Gutierrez
Rev. Stan Archie, Vice-Chair	Trish Martin
Bobbi Baker-Hughes	Coby Crowl
Margaret J. May	Diane Burnette

9:00 A.M. – OTHER MATTERS

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.
- D. The City Plan Commission docket provides docket times for the convenience of the applicant and the community. These times only indicate the case will not be heard prior to the stated time. It does not guarantee the case will be heard at the stated time. Please be aware the docket often runs later than the stated time.

Council Planner Docket

District No. **9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:**

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

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| 2 | OA | 1. Case No. 10426-P-6 - To consider approval of a Chapter 80 final plan in District AG-R (Agricultural-Residential) on about 44 acres generally located on the north side of LP Cookingham Drive, approximately 2000 feet west of N Robinhood Lane, to allow for three (3) additional temporary classroom trailers.
Applicant: Northland Christian Education System, repr Kaw Valley Engineering, Inc. |
| 2 | JR | 2. Case 6968-P-38 – To consider approval of a Chapter 80 final plan in District B3-3 (Community Business) on about 5.3 acres, generally located at the southeast corner of NW 112 th St and N Ambassador Dr, to allow modifications to an existing office building.
Applicant: Rees Masilionis Turley Architecture |

Council District	Planner	Docket No
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| 2 | OA | 3. SD 0831E – Final Plat, Hope Avenue Estates - To consider approval of a final plat in District R-7.5 on approximately 22 acres, generally located at the terminus of N. Hope Avenue and NW 79 th Terrace, approximately half a mile south of NW Barry Road, creating two (2) single family lots.
Applicant: Heather & Toby Sicks, repr Aylett Survey Co. |
| 3 | JE | 4. Case SD 1513 – About 2.76 acres located at the southwest corner of E Linwood Boulevard and Michigan Avenue to consider the approval of a final plat in District UR (Urban redevelopment district) for one lot, one tract and road right of way.
Applicant: Linwood Plaza Development, LLC |

9:00 A.M. – NEW CASES

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| 3 | AW | 5. Case No. 8234-UR-7 – About 10.79 acres generally located at the southeast corner of E 29 th Street and Wheeling Avenue, to consider approval of rezoning from Districts M1-5 and R-2.5 to District UR for the purpose of approving the expansion of an existing general manufacturing use, a new parking lot, and a stormwater detention area.
Applicant: Scharhag Architects, Jeff Schroeder |
| 3 | AW | 6. Case No. SD1511 – About 10.79 acres generally located at the southeast corner of E 29 th Street and Wheeling Avenue, to consider approval of a final plat in Districts M1-5 and R-2.5 creating one (1) lot.
Applicant: May Technology & Mfg. Inc., repr. Kaw Valley Engineering Inc. |
| 4 | AW | 7. Case No. SD1512 – About .29 acres generally located at the northwest corner of 27 th and Campbell Street, to consider approval of a preliminary plat in District R-2.5 creating one (1) lot to be further subdivided into five (5) condominium lots and one (1) common lot.
Applicant: 27 Campbell Townhomes, Lance Carlton, repr Kaw Valley Engineering, Inc., Coby Crowl |
| 4 | AW | 8. Case No. SD1512A – About .29 acres generally located at the northwest corner of 27 th and Campbell Street, to consider approval of a final plat in District R-2.5 creating one (1) lot.
Applicant: 27 Campbell Townhomes, Lance Carlton, repr Kaw Valley Engineering, Inc., Coby Crowl |

Council District Planner Docket No

- 2 AW 9. **Case No. 14577-P** – About 4.87 acres generally located on the west side of N Congress Avenue north of NW Old Tiffany Springs Road, to consider approval of a Development Plan that also serves as a preliminary plat creating one (1) for car dealership storage lot, garage/office building, carwash building, and stormwater detention area.
Applicant: WRL General Contractors

9:00 A.M. – CONTINUED CASE

- 3 AW 10. **Case No. 13896-SU-1 – 4300 Indiana Avenue** – A request for a Special Use Permit on about .388 acres, in District B1-1, generally located at the southwest corner of Indiana Avenue and E 43rd Street, to allow for the addition of a gas station to an existing convenience store, plus any necessary variances. (Continued from 7-7-15 – No Testimony)
Applicant: RB Architecture, Riad Baghdadi

9:30 A.M. – NEW CASES

- 1 OA 11. **Case No. 4397-SU-6 - 3939 North Cleveland Avenue** - A request for a 15 year renewal of a Special Use Permit in district R-6 (Residential dash 6) to allow for an existing charitable clothing center (Clay County Clothes Closet), to continue to operations at this site.
Applicant: Clay County Clothes Closet, repr Law Office of Patricia Hughes
- 3 OA 12. **Case No. 11251-P-3** – About 3.6 acres generally located on the south side of I-70, between Manchester Trafficway on the west and I-435 on the east, to consider rezoning the tract of land from District R-7.5 (Residential dash 7.5) to District M1-5 (Manufacturing 1 dash 5).
Applicant: BFA Inc., James Quilacio
- 2 OA 13. **Case No. 14466-P-1** – About 7 acres generally located at southeast corner of MO. Route 152 and N. Green Hills Road, to consider approval of a development plan in District B3-3 (Community Business dash 3), to allow for 22,000 square foot office/ retail development on four (4) lots.
Applicant: Greenhills, Inc., William T. Mann, repr Aylett Survey & Engineering Co.
- 3 OA 14. **Case No. 724-S**– About 31 acres generally at the southwest corner of 17th Street and Topping Avenue, and on the east side of Topping Avenue between 18th Terrace and 23rd Street, to consider approval of the Green Village PIEA General Development Plan, and declare the area blighted and insanitary and in need of

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redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.
Applicant: Planned Industrial Expansion Authority, David Macoubire

9:30 A.M. – CONTINUED CASES

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| 2 | OA | 15. | Case No. 10633-P-13 – Approximately 222 acres generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road, to consider amending a previously approved Chapter 80 Preliminary Development plan in Districts R-2.5 and R-6, to allow for the deletion of approximately 24 acres, and 192 multifamily apartment units from the current approved plan. (Continued from 7-21-15 – No Testimony)
Applicant: Wood Development Trust, repr. Lutjen, Inc. |
| 2 | OA | 16. | Case No. 10633-P-14 – About 24 acres generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road, to consider approval of a development plan in District R-2.5 (Residential dash 2) to allow for 352 multifamily residential units within 12 Buildings; (Continued from 7-21-15 – No Testimony)
Applicant: Wood Development Trust, repr. Lutjen, Inc. |
| 2 | OA | 17. | Case No. 10633-P-15 – Approximately 246 acres generally located at the northeast corner of N. Green Hills Road and NW Tiffany Springs Road, to consider amending a previously approved Chapter 80 Preliminary Development plan in Districts R-2.5 and R-6, to allow for modification of Phase IV of the current approved plan. (Continued from 7-21-15 – No Testimony)
Applicant: Bannister Realty Company, Inc., repr White Goss, James C. Bowers |

10:00 A.M. – NEW CASES

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| 6 | JR | 18. | Case No. 725-S – About 17 acres generally at the southwest corner of E Red Bridge Rd and S Holmes Rd, to consider approval of the Red Bridge Shopping Center PIEA General Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620.
Applicant: Planned Industrial Expansion Authority, David Macoubire |
| 4 | JR | 19. | Case No. 611-S-4 – To consider amending the Plaza Westport Area Plan as to the recommended land use on about 0.5 acres of land, generally located east of Washington St between W 44 th St and W 45 th St, from multi-family residential, medium-density to multi-family residential, high-density
Applicant: Jewel Box Homes, Travis Holt, repr White Goss, Aaron G. March |

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| 4 | JR | 20. | <p>Case No. 14579-MPD – To consider approval of a rezoning on about 0.5 acres, generally located east of Washington St between W 44th St and W 45th St, from R-1.5 (Residential 1.5) to MPD (Master Planned Development) and approval of a preliminary development plan which also acts as a preliminary plat to allow a multi-unit residential development.</p> <p>Applicant: Jewel Box Homes, Travis Holt, repr White Goss, Aaron G. March</p> |
| 3 | JE | 21. | <p>Case No. 675-S-6 – To consider a request to amend the Greater Downtown Area Plan by changing the recommended land use on about 1.5 acres generally located east of Troost Avenue, north of E 24th Street and south of Bruce R. Watkins Drive, from Residential Low Density and Residential Medium Density to Downtown Residential.</p> <p>Applicant: Sunflower Development Group repr Taliaferro & Browne, Inc.</p> |
| 3 | JE | 22. | <p>Case No. 12708-UR-3 -- About 94 acres generally bounded by 22nd Street on the north, Bruce R. Watkins Drive and The Paseo on the east, 27th Street and about 100 feet south of 27th Street at Troost Avenue on the south and Troost Avenue and about 150 feet west of Troost Avenue at 27th Street on the west -- to consider the approval of a development plan amendment in District UR (Urban redevelopment district) relating to the specific land use on about 1.5 acres generally located east of Troost Avenue and north of E 24th Street and south of Bruce R. Watkins Drive to allow for a hotel and further to add single family homes in lieu of townhomes in select locations.</p> <p>Applicant: Sunflower Development Group repr Taliaferro & Browne, Inc.</p> |

10:30 A.M. – NEW CASES

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| 5 | JE | 23. | <p>Case No. 6932-MPD-5 – A request to rezone approximately 5.22 acres generally located at the terminus of E. 100th Terrace, on the northeast corner of I-435 and 71 Hwy, from District R-7.5 (Residential dash 7.5) to MPD (Master Planned District) and approval of a development plan which also serves as a preliminary plat, to allow for a group home and parking.</p> <p>Applicant: Goshen Homes, Inc., repr. Scharhag Architects</p> |
| 1 | JE | 24. | <p>Case No. 405-S-45 -- Amending the Shoal Creek Valley Area Plan for an approximately 23 acre tract located on the north side of Mo Route 152 between N Donnelly Avenue on the west and N Lewis Avenue on the east by changing the recommended land use from Residential to Retail uses.</p> <p>Applicant: Star Development Corporation, repr White Goss, James C. Bowers, Jr.</p> |
| 1 | JE | 25. | <p>Case No. 12417-P-9 – About 1,756 acres generally located between I-435 on the west, NE 96th Street on the north, N Flintlock Road on the east and Shoal Creek Parkway and NE 76th Street on the south to consider amending the community</p> |

master plan and pertinent aspects of the plan, to allow for the sub-zone on a 23 acre tract located on the north side of Mo Route 152 between N Donnelly Avenue on the west and N Lewis Avenue on the east to change from MPC-2 to MPC-6 and further to allow the remaining and adjacent 55.34 acres located to the north, east and west of the tract to be identified as sub-zone MPC-2, and changing a portion on the east side from MPC-4 to MPC-2.

Applicant: Star Development Corporation, repr White Goss, James C. Bowers, Jr.

OTHER MATTERS:

Approval of May 5, 2015 and May 19, 2015 Minutes.



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.

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